

## 3.12 Population and Housing

This section describes impacts of the Project on population and housing in Placer County and the region.

### Environmental Setting

The Project is proposed on vacant land, with the exception of one home, and as such would not necessitate the replacement of housing, nor does the Project involve the relocation of people. The Project is surrounded by rural residential development, single-family development at typical suburban densities, industrial designated land, and apartments. Project vehicular access would be via existing roadways, as proposed. As such, the Project cannot be construed as dividing an established community.

The Project site is located in the *West Placer / Dry Creek Community Plan* area. This area has been rapidly developing during the relatively recent past, with former rural residential and agricultural properties being converted to urban residential, commercial, and civic land uses.

Placer County has been the fastest growing county in California in recent years, in terms of residential population growth. Between 1990 and 2000, the County's unincorporated population increased by 20 percent, while California's population increased by just 14 percent.<sup>1</sup> Between 2000 and 2006, the total population of the County increased by 27 percent and the total number of housing units increased by 31 percent. Currently, Placer County has an unincorporated population of approximately 106,064 and a total population of approximately 316,508.<sup>2</sup>

The project also includes installation of offsite water and sanitary sewer lines. Waterlines would be extended in public streets to the north of the project site, and sewer lines would be extended south of the site on undeveloped land and within street right-of-way.

### Regulatory Setting

The *Placer County General Plan* and *Dry Creek/West Placer Community Plan* establish future land uses and other management policies relevant for land use change in areas under the County's jurisdiction (including the Project site).

The proposed Project would result in the development of 150 single-family residential units. The proposed residential density is approximately 8 dwelling units per acre. The site is currently zoned RS-AG-B-20 by Placer County, which is a combined residential and agricultural zone with a minimum of 20,000 square-foot lots.

The *Dry Creek/West Placer Community Plan* designates the Project site as Low Density Residential (one to two dwelling units per acre) land use designation; the General Plan defers to this Plan for

designations in the Dry Creek/West Placer area. A General Plan/Community Plan Amendment would be necessary to accommodate the Project, as proposed, as well as rezoning.

## Thresholds of Significance

Impacts would be considered significant if the Project would induce substantial population growth in an area, either directly or indirectly.

## Environmental Impact and Mitigation Measures

**Impact POP-1                      The Project could induce population growth. The impact is less than significant.**

The Project will result in the conversion of approximately 19.2 acres of former orchard land to residential use. The Project site is located adjacent to the City of Roseville in a developing portion of the County.

The Project includes not only the residential dwelling units, as proposed, but also infrastructure and public services necessary to serve the Project site. As noted in Section 2.0, the project includes installation of offsite water and wastewater lines. Both systems will connect with existing systems in the area.

Because infrastructure and services are available nearby, the Project would not induce population growth through the extension of public services and circulation improvements into an area that currently does not have access to these services such that a substantial adverse physical environmental impact would occur. The Project does not include large employment generating land uses that could draw substantial additional population to the area in search of jobs. This impact is **less than significant**.

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### Notes and References

<sup>1</sup> Placer County. *Housing Element*. 2003.

<sup>2</sup> California Department of Finance. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006.